030.0	0003	0012.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,026,200 / 1,026,200
					USE VALUE: 1,026,200 / 1,026,200
					ASSESSED: 1,026,200 / 1,026,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68	-70	EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HINDMARSH JONATHAN
Owner 2:	
Owner 3:	
Street 1:	22 WELLESLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO CATHERINE A -
Owner 2:	-
Street 1:	70 EVERETT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2891 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	566,000	5,400	454,800	1,026,200
Total Card	0.114	566,000	5,400	454,800	1,026,200
Total Parcel	0.114	566,000	5,400	454,800	1,026,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.03 | /Parcel: 355.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 20925
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	566,000	5400	4,950.	454,800	1,026,200	1,026,200	Year End Roll	12/18/2019
2019	104	FV	421,600	5400	4,950.	483,200	910,200	910,200	Year End Roll	1/3/2019
2018	104	FV	421,600	5400	4,950.	352,500	779,500	779,500	Year End Roll	12/20/2017
2017	104	FV	395,100	5400	4,950.	307,000	707,500	707,500	Year End Roll	1/3/2017
2016	104	FV	395,100	5400	4,950.	261,500	662,000	662,000	Year End	1/4/2016
2015	104	FV	351,500	5500	4,950.	255,800	612,800	612,800	Year End Roll	12/11/2014
2014	104	FV	351,500	5500	4,950.	210,300	567,300	567,300	Year End Roll	12/16/2013
2013	104	FV	365,900	5500	4,950.	200,100	571,500	571,500		12/13/2012

!2516!

PRINT

Date	Time
12/10/20	17:54:50

LAST REV

Date	Time
12/02/19	08:17:17

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2516

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO CATHERIN	49524-133		5/30/2007		619,000	No	No		
RICHARDSON CATH	48300-171		10/11/2006	Family	1	No	No		
SULLIVAN MARY F	28130-96		1/30/1998	Family		No	No		F

USER DEFINED

Prior Id # 1:	20925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/1998	662	Manual	1,000					REPAIR GARAGE
8/20/1993	403	Manual	2,900					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2019	Mail Update	MM	Mary M
10/31/2018	Meas/Inspect	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
12/4/2008	MLS	MM	Mary M
7/24/2007	MLS	HC	Helen Chinal
2/24/2000	Mailer Sent		
2/24/2000	Measured	264	PATRIOT
8/13/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05935669
Const Adj.:	0.99989998
Adj $ / SQ:	180.073
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695335
Depreciation:	129332
Depreciated Total:	566002

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	3	
Totals			
2	12	6	

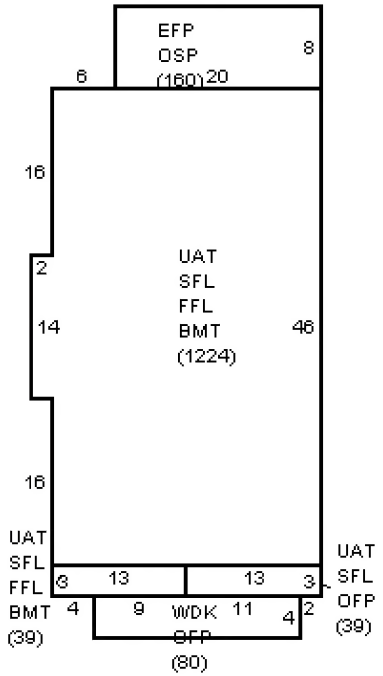
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.07
Special Features:	0	Val/Su Net:	121.12
Final Total:	566000	Val/Su SzAd	220.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,302	180.070	234,455
BMT	Basement	1,263	54.020	68,230
FFL	First Floor	1,263	180.070	227,432
UAT	Upper Attic	326	126.050	41,030
EFP	Enclos Porch	160	44.240	7,078
OSP	Screen Porch	160	29.490	4,719
OFP	Open Porch	119	30.360	3,613
WDK	Deck	80	16.000	1,280
	Net Sketched Area:	4,673	Total:	587,837
Size Ad	2565	Gross Are	5649	FinArea 2891

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100
2	Frame Shed	D	Y	1	4X8	A	AV	1985	0.00	T	27.2	104						
19	Patio	D	Y	1	6X14	A	AV	1975	6.00	T	35.2	104			300			300

More:	N	Total Yard Items:	5,400	Total Special Featues:		Total:	5,400

IMAGE

AssessPro Patriot Properties, Inc